

# Unit 2705 Via Murano # 135 - Grand Venezia at Baywatch

2705 Via Murano # 135 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: U8252765  
 Status: Active  
 Size: 890 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Tennis Court  
 List Price: \$249,000  
 List PPSF: \$280  
 Valuated Price: \$109,000  
 Valuated PPSF: \$122

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 336  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

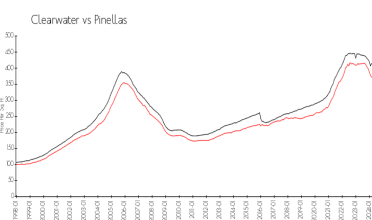
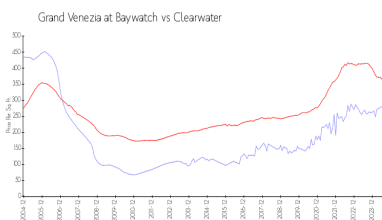
Grand Venezia at Baywatch  
 2704 Via Murano  
 Clearwater, Florida 33764  
 (727) 216-6123

<http://www.grand-venezia.com/Important-contacts.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1135	864 sq ft	Nov 2024	\$228,000	\$264
1231	1,140 sq ft	Oct 2024	\$275,000	\$241
329	1,350 sq ft	Jul 2024	\$400,000	\$296
114	770 sq ft	Jul 2024	\$190,000	\$247
328	1,350 sq ft	Jun 2024	\$330,000	\$244
427	980 sq ft	Jun 2024	\$285,000	\$291
337	980 sq ft	Jun 2024	\$292,600	\$299

## Market Information



Grand Venezia at Baywatch:	\$122/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

## Inventory for Sale



Grand Venezia at Baywatch	5%
Clearwater	4%
Pinellas	4%

### **Avg. Time to Close Over Last 12 Months**

Grand Venezia at Baywatch	135 days
Clearwater	87 days
Pinellas	81 days